

REQUEST OF WINE AND
ROSES COUNTRY INN,
2505 WEST TURNER ROAD,
LGDI FOR A ONE-YEAR
EXTENSION TO COMPLETE
OFF-SITE IMPROVEMENTS
AT THAT LOCATION

CC-46
CC-51(a)
CC-176

Council was apprised that the owners of Wine and Roses Country Inn, located on the northwest corner of West Turner Road and Lower Sacramento Road, have completed building improvements and are occupying the premises and operating a bed and breakfast facility and restaurant. At the time of the issuance of the building permit, they executed a development agreement with the City of Lodi providing for the construction of certain off-site improvements including street paving, curb, gutter and sidewalk, sanitary sewer and storm drain. A bond they posted to guarantee the construction of these improvements expires June 17, 1988.

Last December, they requested permission to occupy the premises though off-site improvements had not been constructed. We asked that this request be submitted in writing and they responded with a letter dated January 14, 1988, a copy of which was presented for Council's perusal. The staff response granted temporary occupancy with certain conditions. To date, the improvements have not been constructed, and the owners are now requesting an extension of one year to complete the project.

Staff reviewed the chronology of this project and responded to questions as were posed by the Council.

Speaking on behalf of the request was Mr. Del Smith of Wine and Roses Country Inn.

A lengthy discussion followed with questions regarding the matter being directed to Staff and to Mr. Smith.

On motion of Council Member Hinchman, Reid second, Council determined that the storm drainage, curb, gutter, and sidewalk and paving be installed at the present time and that water and sanitary sewer be extended at such time as the City calls for it.